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value to the practitioner and to anyone either directly or indirectly interested in loss claims, whether in or out of court, as it is a thorough and exhaustive tabulation of the rules applicable to the limited portion of the field which deals with the conditions in the policy of insurance. All questions that arise in case of fire, from the time of its occurrence until final adjustment and payment, can be decided with the aid of the rules in this volume.

A book of rules differs essentially from a text-book. The former, as a consequence, is of greater value to the practitioner and interested layman because in it are to be found not a writer's views on what the law ought to be or is, but rules binding upon the courts and upon which they, in fact, do act.

The author treats the subject by classifying the rules deduced from decisions according to the two classes of conditions in the policy: (a) "Those which become operative in the event of fire upon the assumption that the claim is a valid contract, and (b) those which declare it to be void in specified events. This plan is carried out in all its completeness, and is one upon which the courts have acted.

The book is systematically arranged, so that little difficulty will be had in finding the rules applicable to the particular facts of any given case. The table of contents is quite complete, in that way adding greatly to the value of the book for use. Each rule is supplemented by a list of cases in the various jurisdictions where the questions have arisen. The book contains such statutory provisions in all the states as appertain to the rules, and such as are relevant or affect the subject matter—namely, the claim of the insurer in the event of fire.

S. G. S.

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THE LAW RELATING TO OIL AND GAS, including Oil and Gas Leases, Production of Oil and Gas, both Natural and Artificial, and Supplying Heat and Light thereby, whether by Private Corporations or Municipalities. By W. W. THORNTON, of the Indianapolis Bar. Pp. 918+cxii. The W. H. Anderson Company, Cincinnati, 1904.

Whatever may be the thought of the general practitioner upon the subject of oil and gas law, it takes but a casual glance at Mr. Thornton's treatise to convince one that here is a subject which cannot be dismissed with several chapters of a few pages and less authority, as we so often find it to be in "the whole law in two volumes."

The author has handled his subject with exceeding minuteness; for instance, we find several chapters relating to fix-

tures, a subject we would naturally expect to find in a treatise upon the law of property, but very properly examined in this work under the title of gas. Again, the author has devoted a chapter to the consideration of insurance as affected by gas, oil, and their allied products. Indeed, these are not the only instances in which we see the writer's desire to give to the legal profession a work complete in every sense. The subject of oil and gas contracts and leases has been treated very extensively, as has been the relations and duties of the municipalities and private corporations to the public in respect to street lighting, private consumption of gas, and topics closely connected therewith. The author has inserted the forms of oil and natural gas leases and contracts used in Pennsylvania, West Virginia, Ohio, Indiana, Kansas, and Texas.

The text is supported by numerous authorities, the author citing over three thousand cases. A very commendable feature of the book, and one which many text-writers appear to have forgotten, is that most cases have more than one citation, and Mr. Thornton, wherever possible, has included all the volumes in which the case is reported. The book is very interesting and should prove a great help to the lawyer whose practice necessitates any reference to the law on oil and gas.

*M. B. S.*